

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		MORRIS ST, ARLINGTON

OWNERSHIP

Owner 1:	MC ISAAC JOHN R--ETAL			
Owner 2:	MC ISAAC ANGELA B			
Owner 3:				
Street 1:	11 MORRIS STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1176 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5172		Sq. Ft.	Site		0	70.	1.06	6			Road Co	-5					382,483						382,500	
Total AC/HA: 0.11873			Total SF/SM: 5172		Parcel LUC: 101		One Family		Prime NB Desc		ARLINGTON						Total:		382,483	Spl Credit				Total:		382,500	

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1928
Alt LUC:	
Jurisdic:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	5 - Lino/Vinyl 15%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Com Wal:	% Sprinkled

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
<div> <div>More: N</div> <div>Total Yard Items:</div> <div>Total Special Features:</div> <div>Total:</div> </div>																		

BATH FEATURES

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.4%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4%

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.97563571
Adj \$ / SQ:	177.810
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	319738
Depreciation:	84411
Depreciated Total:	235327

COMMENTS

PRIVATE ROAD PAVED BY OWNERS. CRACKS IN FOUNDATION DUE TO WORK ON PARK AVE. GAS INSERT FPL. SCUTTLE HOLE..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	6	BR	3	Bath	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

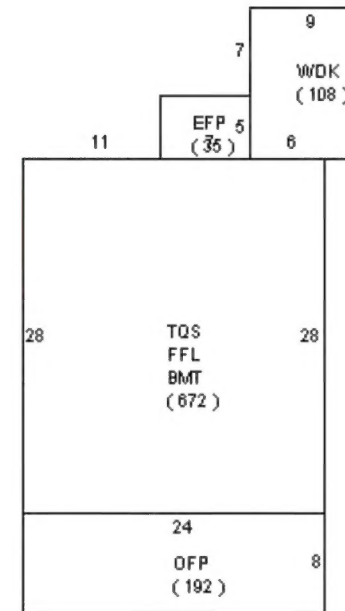
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
<div> <div>WtAv\$/SQ:</div> <div>AvRate:</div> <div>Ind.Val</div> </div>				
Juris. Factor:		Before Dep:	177.81	
Special Features:	0	Val/Su Net:	107.79	
Final Total:	235300	Val/Su SzAd	200.09	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	53.340	35,846
FFL	First Floor	672	177.810	119,488
TQS	3/4 Story	504	177.810	89,616
OFP	Open Porch	192	24.480	4,701
WDK	Deck	108	14.890	1,608
EFP	Enclos Porch	35	70.830	2,479
Net Sketched Area:		2,183	Total:	253,738
Size Ad	1176	Gross Area	2351	FinArea 1176

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

